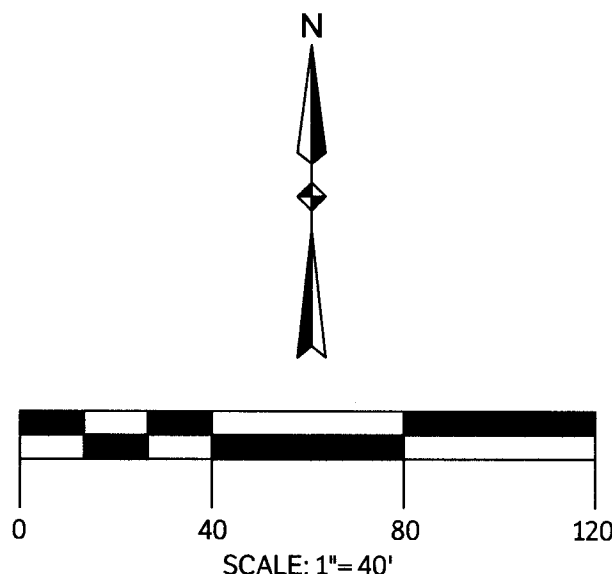


VICINITY MAP
NOT TO SCALE

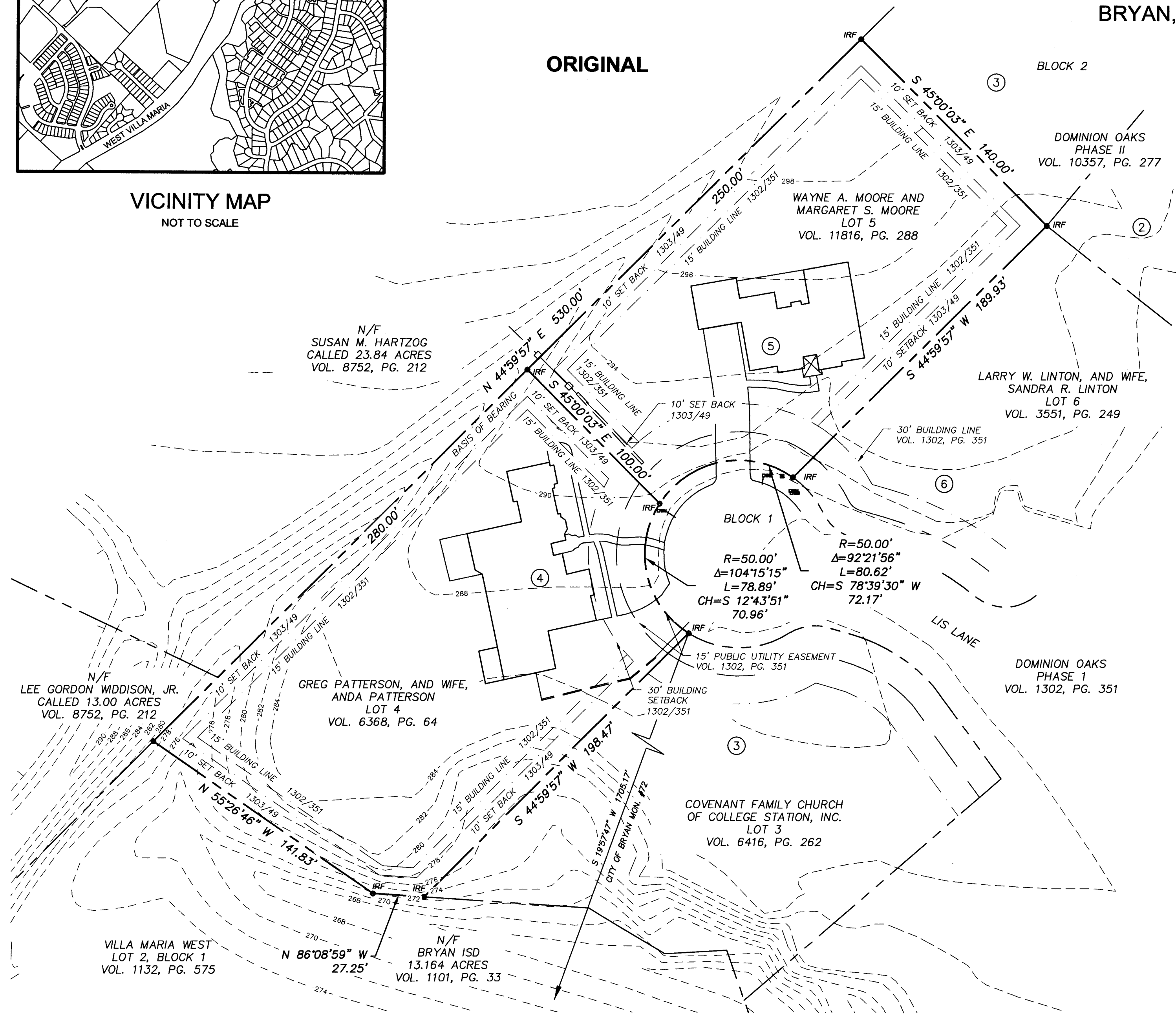
AMENDING PLAT OF DOMINION OAKS

LOTS 4 & 5, BLOCK 1
PHASE I
VOL. 1302, PG. 351
ZENO PHILLIPS SUREY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

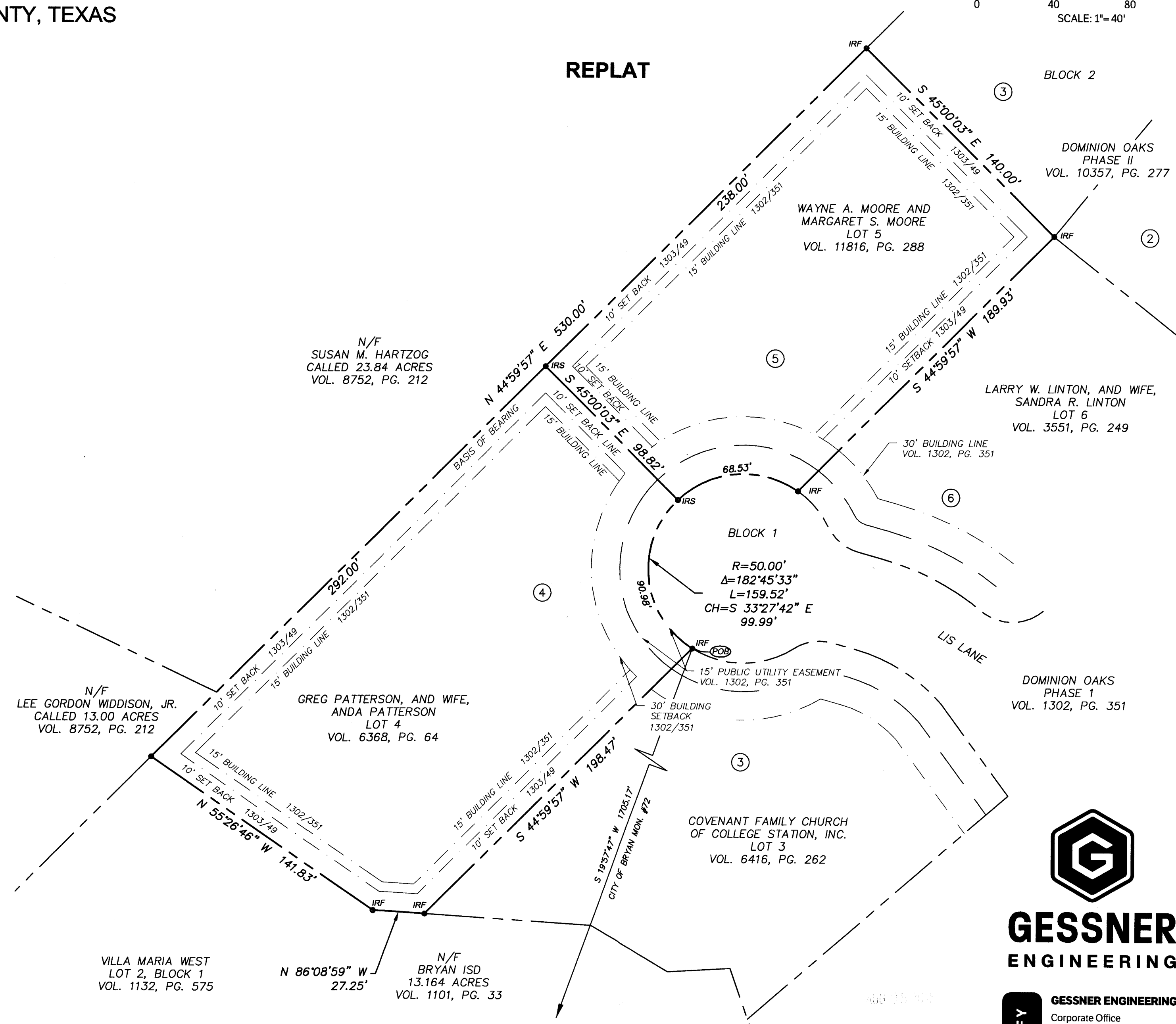
LEGEND	
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
PP	= POWER POLE
-OE-	= OVERHEAD ELECTRIC
---	= PROPERTY LINE
-E-	= EASEMENT LINE
-S-	= SETBACK LINE
-I-	= IRON FENCE LINE
-O-	= CHAIN LINK FENCE LINE



ORIGINAL



REPLAT



NOTES:

- THE PURPOSE OF THIS AMENDING PLAT IS TO OFFSET THE COMMON PROPERTY LINE BETWEEN LOTS 4 & 5 TO INCLUDE THE STONE WALL ON THE PROPERTY.
- BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF DOMINION OAKS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 1302, PAGE 351, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE PROPERTY IS CURRENTLY ZONED RD-7 (RESIDENTIAL DISTRICT-7000) AS SHOWN ON SURVEY.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0195E, MAP NO. 48041C0195E REVISED DATE OF MAT 16, 2012.
- PROPERTY IS SUBJECT TO 25' FRONT, 7.5' SIDE, 7.5' REAR SETBACKS ACCORDING TO CITY OF BRYAN ORDINANCE.
- PROPERTY IS SUBJECT A BLANKET EASEMENT RECORDED IN VOLUME 144, PAGE 177, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (D.R.B.C.T.)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

MICHAEL KONETSKI R.P.L.S. NO. 6531
JULY, 2015



CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

FIELD NOTES
Field notes for that certain tract of land being 1.69 acres situated in Bryan, Brazos County, Texas, and being a part of the Zeno Phillips Survey, A-45, some being all of Lot 4 & Lot 5, Block 1, Dominion Oaks, Phase I, according to the Plat recorded in Volume 1302, Page 351, Official Records, Brazos County, Texas. (ORBC) Said tract being a portion of a 24.10 acre tract, described in a Deed dated September 28, 1985, from Ramiro A. Galindo to Galindo Interests, Ltd., as recorded in Volume 1147, Page 357 (ORBC) and being more particularly described as follows:

BEGINNING at a capped 3/8-inch iron rod found, in the right-of-way of Lis Lane, being the east corner of Lot 4, Block 1, as shown on said subdivision, and described in a deed to Greg Patterson, and wife, Andra Patterson, recorded in Volume 6368, Page 64 Official Records, Brazos County, Texas (ORBC), and the westerly north corner of Lot 3, Block 1, of said subdivision, described in a deed to Covenant Family Church of College Station, Inc., from which a 5/8-inch iron rod with an aluminum cap stamped "City of Bryan Monument 72" bears South 19°57'47" West 1705.77 feet.

THENCE, leaving the right of way of Lis Lane with the northwest line of said Lot 3, Block 1, South 44°59'57" West 198.47 feet, to a 1/2-inch iron rod found in the northeast line of Lot 2, Block 1, Villa Maria West, as shown on a plat recorded in Volume 1132, Page 575 (ORBC) and described in a deed to Bryan Independent School District containing a called 13.164 acres, being the easterly south corner of the herein described tract in an unnamed tributary of Turkey Creek;

THENCE with the meanders of said unnamed tributary for the following calls:
North 86°08'59" West 27.25 feet to a 5/8-inch capped iron rod found stamped "CARLOMAGNO"; and
North 55°26'46" West 141.83 feet to a point for corner in the southeast line of a called 13.00 acre tract referred to as "Tract 7" in a deed to Lee Gordon Middleton, Jr., recorded in Volume 8752, Page 212, (ORBC) from which a 1/2-inch capped iron rod found stamped "KLING" bears North 46°23'01" East, 48.59 feet.

THENCE with the southeast line said 13.00 acre tract and the southeast line of a 23.84 acre tract of land referred to as "Tract 4" in a deed to Susan M. Hartzog recorded in Volume 8752, Page 212 Official Records, Brazos County, Texas (ORBC), North 44°59'57" East, 530.00 feet to a 3/8-inch iron rod found for the west corner of Lot 3, Block 2, Dominion Oaks, Phase II, recorded in Volume 10357, Page 277 (ORBC) and north corner the herein described tract;

THENCE with the southwest line of said Lot 3, South 45°00'03" East 140.00 feet to a 1/2-inch capped iron rod found stamped "KLING" for the south corner of Lot 3, Block 2 Dominion Oaks, Phase II, same being the west corner of Lot 2, Block 2, of said Dominion Oaks Phase II, the north corner of Lot 6, Block 1, Dominion Oaks Phase I, and the east corner of the herein described tract of land;

THENCE with the northwest line of said Lot 6, South 44°59'57" West 189.93 feet to a 5/8-inch capped iron rod found stamped "CARLOMAGNO" for the west corner of said Lot 6, Block 1, Dominion Oaks Phase I, and the beginning of a non-tangent curve to the left, having a radius of 50.00 feet, an arc length of 159.52 feet and a chord bearing and distance of South 33°27'42" West, 99.99 feet to the POINT OF BEGINNING, containing 1.69 acres of land, more or less.



**GESSNER
ENGINEERING**

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COLLEGE STATION 979.680.8840

BRENNHAM 979.836.6855

FORT WORTH 817.405.0774

SAN ANTONIO 210.556.4124

SURVEY PLAT

Issue Date: 08-04-15

Drawn By: MK

Checked By: GH

Project Number: 14-0625